

# Arlington Historic District Commissions

July 28, 2016  
Whittemore Robbins House

## Final & Approved Minutes

Commissioners Present: M. Audin, C. Barry, C. Hamilton, S. Lipp, C. Tee

Commissioners Not Present: M. Bush, M. Capodanno, J. Cummings, S. Makowka, J. Nyberg, J. Worden

Guests: D. Sandstedt, R. Brown, E. Davidson, L. Entov, H. Friedlander, J. Leone, C. Bouvier

1. **AHDC Meeting Opens – In the absence of all three elected officers, C. Barry was chosen to preside at the meeting** 8:00pm
2. **Appointment of alternate Commissioners; Mt. Gilboa, Avon Place – C. Barry, C. Hamilton; Jason/Gray – C. Hamilton**
3. **Approval of draft minutes from June 23, 2016 – C. Hamilton moved approval, C. Tee seconded, unanimous approval of minutes.**
4. **Communication**
  - a. Phone calls and emails from E. Davidson re: 742 Mass. Ave. renovations and applications
  - b. Email from B. Rehrig for Mt Gilboa report
  - c. Email from M. Bush re: abutters letter typo
  - d. Request from J. Leone for finalized May 2016 minutes
  - e. Email with phone calls from V. Rose to AHC in error
  - f. Emails from J. Nyberg to S. Makowka re: rear porch on 59 Jason
  - g. Email with application for fence at 11 Westminster Ave. (Sealine) – CONA
  - h. Email from J. Lamont for CONA application for 72 Crescent Hill Ave. for chimney removal
  - i. CONA application from 20 Maple Street (Kapinos) for window and gutter changes
  - j. Email with A. Frank (24 Jason Street owner) re incomplete application submission and response to withdraw application in full
  - k. Email from P. Hedlund re: window replacements at 10 Central Street to submit as a CONA for repair with like matching materials and withdrawing COA for request for replacement of windows
  - l. Email from M. Audin to S. Makowka reporting as monitor on work at 102 Crescent Hill Ave.
  - m. Email for receipt of legal notices from Arlington Advocate
  - n. Email of Formal Hearing application and documentation to C. Barry (Application monitor for July) for follow up with applicants on completeness of application for formal hearings

- o. Call from C. Bouvier re: porch changes to comply with COA issued for adjoining new house on Irving Street
- p. Call from A. Johnson re: CONA for roof replacement at 24 Jason Street and subsequent submittal of application
- q. Email from L. Weiner for AHDC member to serve on Master Plan Historic Resources Working Group
- r. Call from E. Davidson re: additional submission materials for upcoming formal hearing
- s. Call re: demolition permit for garage on Lafayette Street (not in a District)

## 5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

1. Formal Hearing re: 139-141 Westminster (Entov) re: front porch repair and changes. L. Entov said porch built about 10 years ago. Painted railings didn't hold up well, especially on top porch. Railings have rotted. Wants to replace railings with hardwood to be natural finish or to weather. Thinking about Epe wood for longevity. Problem is natural finish railings are not common for our Historic Districts. Want to replicate but with the hardwood. Semi transparent stain will work, but is not same as painting. C. Barry said mahogany and cedar are paintable. Part of problem was design and part was the wood. Recommended sealing the cut ends with paint or primer/sealer. Every surface, even the hidden ones should be sealed. Opaque stain may be acceptable in some cases. Use a high end primer and then paint. Cedar is so open and self preserving. It comes through so well dried. M. Audin recommended a breathable paint on cedar – latex for example. High end primer creates a bond between wood and paint. Mahogany may be less expensive than cedar. Suggest using high quality mahogany such as Honduran. L. Entov asked for clarification – mahogany to be opaque stained or painted to match existing house conditions. M. Audin moved denial of application as presented. Seconded by C. Tee. M. Audin, S. Lipp, C. Barry, C. Tee, C. Hamilton denied application as presented.
2. Formal Hearing re: 16 Avon Place (Sandstedt) re: addition on house. D. Sandstedt said they want to put second egress on back of house. Bump-out contains back two bedrooms. Raising left side of house to add more room in attic. Modifications on back of house but barely visible from a public way. Very little visible but some is visible. Packet presented with drawings and various pictures showing views. Want the railing in back to blend in with rest of house. Wood shingle to match. Because it is the back of the house they didn't think it would matter. C. Barry said the surface applied rail is a very contemporary feature. Discussion about putting the railing inside the jambs. Idea is the railing system would be mounted flush with the doorstep. Encompassed within the jambs. C. Barry moved approval of plans with elimination of freeze board on two elevations and with reduction of railing upstairs to fit within the jambs of the proposed door. Subject to monitor approval prior to installation. Seconded by S. Lipp, unanimous approval. Monitor appointed C. Barry.
3. Formal Hearing re: 742 Mass. Ave. (Davidson) re: porch and stair renovations. E. Davidson presented drawings. Proposing to use mahogany to be painted. The proposal is to bring the stairways in to the deck area. This is the third time replacing the stairways. Water off roof is just rotting stairs. Proposing to recess steps on both sides to under the roofline. Discussion about railings. S. Lipp asked is a steel railing is appropriate. C. Hamilton said a black pipe railing would seem appropriate. M. Audin said he doesn't think it detracts from the overall project. C. Barry likes the return to the stair. Other Commissioners

agreed. M. Audin moved approval as submitted. Seconded by C. Hamilton. Unanimous approval. S. Makowka will continue as monitor. S. Lipp offered to assist if necessary.

4. Formal Hearing re: 7 Jason Street (Jason Russell House – Historical Society) re: gutter changes – **Withdrawn at Applicant's Request and CONA Application submitted**
5. Formal Hearing re: 23 Jason Street (Hammerman/Leary) re: addition. M. Leary, J. Hammerman and D. Brown (architect) gave presentation. M. Audin has affiliation with applicants and offered to recuse himself. Got approval a few years ago for adding a stairway on back corner of house. Hoping to have staircase not in the middle and to take over central staircase as their own and give access to 2<sup>nd</sup> and 3<sup>rd</sup> floor tenants separately. Proposing stairway outside of house to save room on inside and not change structural parts of outside wall. The house is technically a 4 family house and they are making it a 3 family house. C. Hamilton said she didn't like window on landing. C. Barry said it is very common detail for a stair landing window to be an odd size. Without the window there it becomes a blank wall. C. Barry prefers the window to a blank wall. Sills and all the heads align. Discussion about vent – suggestion to do a soffit vent. All materials to replicate existing. C. Hamilton moved approval of application as submitted with addition of soffit vent. Seconded by S. Lipp. Unanimous approval. M. Audin recused himself. Monitor appointed S. Lipp
6. Informal Hearing re: 59 Jason (Bouvier) re: porch changes. Proposal to modify existing deck to stay inside lot line restrictions. J. Leone and C. Bouvier gave presentation. Between rear left corner (not far back one) and where steps are of existing deck there is 19 feet. By building code they have to bring it back 9'6". Proposing to truncate existing deck at where bump out occurs. Looking to keep whole structure as is and match existing railing. C. Barry requested drawing to show clearly the proposed shape of the revised deck. Actual deck pre-existed the District. Suggested put tape line across deck and see what you are actually going to have to work with once change is made. Commissioners cautioned that leaving a triangular remnant of the existing deck may be a problem. No certificate of occupancy can be issued on the new house until the deck is reconfigured per certificate.

## 6. Other Business

- a. Town Day – September 17, 2016 – Volunteers needed for booth
- b. Chainlink Fence in front of Telephone Company building on Pleasant Street – **C. Greeley to coordinate letter to be sent**
- c. Appointment of AHDC member to Master Plan Historic Resources Working Group – D. Baldwin was suggested to take appointment if possible – **C. Greeley will contact him**

## 7. OPEN FORUM

***Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.***

## 8. REVIEW OF PROJECTS (See project list below)

## **Project List:**

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
14. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign)
17. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
18. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc)
19. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
20. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
21. 30 Jason Street (Harris/Charest – 12-52J) – Nyberg – COA (Porches)
22. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
23. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
24. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
25. 21 Central Street (Dyer – 13-05C) – Cohen – COA (Solar Panels)
26. 75 Pleasant Street (Bos. Church of Christ – 13-07P) – Makowka/Cohen – COA (Annex Renovations/Church Restorations)
27. Lot 47 (aka 247 Pleasant Street- 13-08P) – Nyberg – COA (new house)
28. 7 Jason Terrace (Fredieu – Historical Society – 13-22J) – Makowka – CONA (roof)
29. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
30. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows)
31. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
32. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
33. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
34. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors)
35. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
36. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs)
37. 272 Broadway (Danieli/Crispin – 13-62B) – Makowka – COA (dormer)
38. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
39. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
40. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
41. 34 Academy Street (Ellison – 13-69P) –Cohen for Penzenik – COA (windows, doors, deck)
42. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
43. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)

44. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
45. 111 Pleasant St. (Fredieu – 14-03P) – Nyberg - COA (Awnings)
46. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
47. 17 Russell St. (Makowka –14-05R) – Cohen - 10 Day COA (roof & gutters)
48. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door)
49. 59 Jason Street(Bouvier – 14-07J) — Makowka- CONA (fence)
50. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
51. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
52. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
53. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof)
54. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
55. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
56. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA
57. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik — CONA (Windows)
58. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
59. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof)
60. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows)
61. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters)
62. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
63. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
64. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
65. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
66. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters)
67. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
68. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
69. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
70. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
71. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof)
72. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
73. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
74. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
75. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
76. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
77. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
78. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
79. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
80. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
81. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
82. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
83. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
84. 118 Pleasant Street (Sirotof – 15-03P) ) - Makowka- CONA (Chimney Repair)
85. 53 Academy Street (Schwaab – 15-04P) – Makowka – CONA (Windows)
86. 94 Pleasant Street (Kaplan – DENIAL 15-06P) ) - Makowka (Windows)
87. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
88. 20 Wellington St. (Mowbray – 15-10P) – Makowka – CONA (Storm Doors)
89. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
90. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)

91. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
92. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
93. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
94. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
95. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
96. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
97. 24 Maple Street (Nicoloso – 15-21P) – Worden – COA (siding removal)
98. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
99. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
100. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
101. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
102. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
103. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
104. 41 Jason Street (Tee – 15-31J) – Makowka – CONA (roof)
105. 195 Pleasant Street (Avrahami/Hemel – 15-32P) – Makowka – CONA (a/c pump)
106. 195 Pleasant Street (Avrqahami/Hemel – 15-33P) – Makowka – DENIAL (Solar)
107. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
108. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)
109. 24a Prescott St. (Tower – 15-38R) – Nyberg – COA (A/C Compressor)
110. 10 Jason Court (Byrnes – 15-40J) – Makowka – COA (fence)
111. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
112. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs)
113. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
114. 178 Westminster Ave. (Strauss/Reich – 15-46M ) – Makowka – CONA (windows)
115. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
116. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
117. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
118. 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
119. 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
120. 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
121. 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
122. 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
123. 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)
124. 51 Jason Street (Barry – 15-58J) – Makowka – CONA (garage roof, porch balusters)
125. 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)
126. 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)
127. 69 Crescent Hill Ave. (Bush – 16-01M) – Makowka – CONA (window, vent)
128. 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)
129. 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
130. 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)
131. 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
132. 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
133. 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
134. 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
135. 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
136. 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/stairs)
137. 38 Russell Street (Mishkin – 16-10R) – Makowka – CONA (soffits and fascia)
138. 17 Irving Street (Town of Arl – 16-11P) – Makowka – CONA (metal doors)
139. 53 Academy Street (53 Academy St LLC – 16-12P) – Makowka – CONA (Parking Pad)
140. 59 Jason Street (Bouvier – 16-13JD) – Makowka – DENIAL OF PLANS (New House)
141. 53 Academy Street (KrainesKaplan – 16-14PD) – Makowka - DENIAL OF DRIVEWAY
142. 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights)

- 143.** 9 Raving Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps)
- 144.** 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair)
- 145.** 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change)

Meeting Adjourned 9:52pm